

ZONING BOARD DOCKET

August 11, 2004

The following applications will be heard in the City Hall Council Chamber on Wednesday August 11, 2004 at 6:30 p.m.

WARD 1

DWIGHT W MINTER 51 TUCKER AVENUE CRANSTON RI 02905 (OWN/APP) has filed an application for permission to build a 16' X 25'+/- family room addition and a 476+/- sf deck to an existing legal non-conforming building with restricted front and side yard setback on an undersized lot at 51 Tucker Avenue. AP 1, Lot 244, area 4380+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

WARD 2

MINH HUYNH 187 CONCORD AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to build a 10' X 53' kitchen addition to an existing legal non-conforming building with restricted rear and side yard setback and off-street parking at 1096 Park Avenue. AP 9/4, Lot 2924, area 6960+/- SF, zoned C-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-18 Off-Street Parking. No attorney.

EFENDI AND ELIZABETH ATMA 18 BROOKWOOD ROAD CRANSTON RI 02910 (OWN/APP) has filed an application for permission to

convert an existing single family dwelling into a two-family dwelling by building a 27' x 23' two-story addition to an existing legal non-conforming single family dwelling with restricted front and side yard set back at 18 Brookwood Road. AP 9/4, Lot 2313 and 2314, area 6750+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses. No attorney.

ANTONIO C AND ALBERTINA M ANTUNES 154 MAGNOLIA STREET CRANSTON RI 02910 (OWN/APP) have filed an application for permission to build a new 30' x 30' two story single family home with restricted front and side yard setback on an undersized lot at 154 Magnolia Street. AP 5, Lot 131, area 4587+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

ELSIE L MELONE 223 ORCHARD STREET CRANSTON RI 02910 (OWN) AND HERITAGE PROPERTIES LLC 46 COLDBROOK DRIVE CRANSTON RI 02920 (APP) have filed an application pending minor subdivision, for permission to leave an existing single family dwelling on a proposed 5000+/- SF undersized lot with restricted front, side and corner side yard setback and build a new 30' x 25' two-story single family home on the remaining 5000+/- SF undersized lot at 223 Orchard Street. AP 5, Lot 330 and 331, area 10,000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

WARD 3

SOULEANG H KANE AND SUSAN H LIM 111 WALES STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build a new 28' X 44' two-story single family home on an undersized lot at 111 Wales Street. AP 8/3, Lot 39 and 40, area 10,000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

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SCOTT P DEWARE AND JEANNE M LAMONTAGNE 45 MICA AVENUE CRANSTON RI 02920 (OWN/APP) have filed an application pending minor subdivision, for permission to leave an existing single family dwelling on a proposed 5792+/- SF undersized lot with restricted front yard setback and build a new 50' x 28' one-story single family home on the remaining 4428+/- SF undersized lot with restricted front yard set back at 45 Mica Avenue. AP 8, Lot 1625, area 10,220+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

WARD 4

MICHELLE CAPRIO 52 HIGH VIEW DRIVE CRANSTON RI 02921 (OWN/APP) has filed an application, pending minor sub-division, for permission to leave an existing single-family dwelling on a proposed 8084+/- SF lot with restricted side yard set back and build a new 26' X 48'+/- two story single-family dwelling and a 12' x 15'+/- deck on the proposed remaining 8084+/- SF lot at 52 High View Avenue. AP 22, Lot 37, area 16,168+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. No attorney.

WARD 5

SHARON A MCMANN-MORELLI 22 VALLONE ROAD CRANSTON RI 02920 (OWN/APP) has filed an application for permission to add a second story to convert an existing single-family dwelling into a two-family dwelling with restricted frontage, front and side yard setback on an undersized lot at 22 Vallone Road. AP 8/1, Lot 2549, area 4000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses. No attorney.

SOLID ROCK CHURCH 42 WEST STREET WARWICK RI 02886 (OWN) AND OMNIPOINT HOLDINGS INC A WHOLLY OWNED SUBSIDIARY OF T-MOBILE USA INC 50 VISION BOULEVARD E PROVIDENCE RI 02914 (APP) have filed an application for a special permit to build a 90' flagpole design communication tower at 1753 Phenix Avenue. AP 24, Lot 4, area 4.7 acres+/- SF, zoned A-80. Applicant seeks relief from

Section 30-29 Special Permit.

WARD 6

ANTHONY CICCARONE 1191 CENTERVILLE ROAD WARWICK, RI 02886 (OWN) AND RICHARD CARLUCCI 1 GOVERNORS HILL WEST WARWICK, RI 02893 (APP) have filed an application for permission to build a 26' X 43'+/- two story single-family dwelling and a 100+/- sf deck and second floor stair case on an undersized lot at Hillside Avenue. AP 15, Lot 244 and 256, area 5000+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. Attorney John DiBona

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WOODHAVEN CONDO ASSOCIATION DOROTHY HORAN PRESIDENT 501 WOODHAVEN COURT CRANSTON RI 02920 (OWN) AND DAVID CLOXTON 110 LAKEVIEW ROAD CRANSTON RI 02920 (APP) have filed an application pending minor subdivision, for permission to leave an existing residential condominium complex on a proposed 5.71+/- acres and combine lot 900 [5300+/- SF] with the remaining

26,162+/- SF and build two new single family dwellings on proposed lot 1 [17499+/- SF] and proposed lot 2 [13963+/- SF] at 501 Woodhaven Court and Chase Avenue. AP 15/1, Lots 668 and 900, area 5.84+/- acres, zoned A-8. Applicant seeks relief from Section 30-28 Variance. Atty. Peter Ruggiero.

OLD BUSINESS

WARD 3

JOHN J PATERRA II 873 CRANSTON STREET CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build an 8' x 16' remediation shed for an existing legal non-conforming gasoline station and convenience store with restricted front yard set back on an undersized lot at 873 Cranston Street. AP 7/2, lot 121, area 9146 +/- SF, zoned C-5. Applicant seeks relief from Section 30-28 Variance, 30-18 (j) (2) (3) Gasoline Service Stations, 30-17 Schedule of Intensity. CONTINUED to Aug. 11, 2004.

GINO A AND PAULA MAZZENGA 571 UNION AVENUE PROVIDENCE RI 02909 (OWN/APP) has filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 20,829+/- SF lot with restricted frontage and build a new single family home on the remaining proposed 21,398+/- SF lot with restricted frontage at 510 Hope Road. AP 24, lot 202, area 42,227 +/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity. CONTINUED to Aug. 11, 2004.

MARIA HELENA DOS SANTOS 144 NATICK AVENUE CRANSTON RI 02921 (OWN) AND CHRISTINA FATIMA DOS SANTOS 144 NATICK AVENUE CRANSTON RI 02921 (APP) have filed an application for permission to build a new 54' x 51' single family dwelling with restricted frontage at 144 Natick Avenue. AP 19/1, lot 185, area 43,236+/- SF, zoned A-12. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity. CONTINUED to Sept. 8, 2004. No attorney.

J BOSCIA & SONS INC 6 SWEET MEADOW DRIVE CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build two new 6,120+/- square foot two story 4-unit condominium buildings on an undersized lot on East Street. AP 15/3, lot 1643 and 1661, area 32,916 +/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-12 More Than One Dwelling Structure on Any Lot Prohibited, 30-8 Schedule of Uses and 30-17 Schedule of Intensity. Attorney John DiBona. This application was CONTINUED to Sept. 8, 2004.

Stephen W. Rioles

Secretary Zoning Board of Review